Davidson County DEEDWARR
Recvd: 06/08/05 11:04 2 pgs
Fees:13.00 Taxes:129.50

20050608-0065457

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
James M. Wingo	James M. Wingo	094-01-0
531 Bluffview Drive	531 Bluffview Drive	GROUP
Pegram, Tennessee 37143	Pegram, Tennessee 37143	PARCEL 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand Dollars and Zero Cents ($35,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Rita Susan Biener Khalsa and Gail Biener Preston Wales and Anita Ruth Biener Howards, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Wingo, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3 on the Map of the Subdivision of Lot No. 3 of the N.H. Hobson Lands of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Maxie Biener by deed dated November 7, 1958, from Fidelity Federal Savings & Loan Association of record in Book 2813, page 149, Register's Office for Davidson County, Tennessee; the said Maxie Biener having since died and by his Last Will and Testament of record as Will Book Image No. 5659/1638416 of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised subject property to his children, Rita Susan Biener Khalsa, Gail Biener Preston Wales and Anita Ruth Biener Howards.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 806 South 12th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said

Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of June, 2005.

Anita Ruth Biener Howards

By: Gail Wales
Gail Wales, Attorney in Fact

Rita Susan Biener Khalsa

By: Gail Wales
Gail Wales, Attorney in Fact

Gail Biener Preston Wales

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Gail Biener Preston Wales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Wales, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rita Susan Biener Khalsa and Anita Ruth Biener Howards and acknowledged that she executed the same as the free act and deed of the said Rita Susan Biener Khalsa and Anita Ruth Biener Howards.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee